

**Lebanon, Maine Planning Board
Minutes – Site Reviews – Special Meeting
Friday December 14th, 2018**

Members Present

S. O'Brien - Chair
A. LePage – Vice-Chair
D. Harriman
B. Harris-Howard

Others Present

Dana Coull
Lenny Dixon
Trudy Dixon

The Board met for Site Reviews at 152 Sewell Shores Road at 3:00 pm and then met at 29 Sunfish Lane at 3:30 pm also for a Site Review.

Special Meeting was opened at 4:10 pm at the Town Office Conference Room located at 15 Upper Guinea Road.

In the matter of Lenny & Trudy Dixon of 29 Sunfish Lane, Chair S. O'Brien asked the Board if they had any conflict of interest. With that being said, Chair S. O'Brien stated that she knows the contractors daughter, however, she feels that this will not affect her decision(s) in the matter and she would like to proceed. D. Harriman also knows one of the applicant's family members and feels that this will not affect his decision(s) in the matter and would like to proceed. The Board is in agreement that they may proceed.

Lenny & Trudy Dixon – 29 Sunfish Lane – Mr. & Mrs. Dixon submitted a surveyed plan as requested at the December 3rd, 2018 meeting from North Easterly Surveying, Inc. Mr. & Mrs. Dixon had submitted an application to replace the existing pillars and rotting piers with a 24x32 , the existing footprint, with a concrete foundation. The Board reviewed the plan that was submitted and discussed the information acquired at the Site Review. D. Harriman made the motion to approve with the condition that a revegetation and erosion control plan be created and submitted. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

David Walsh – 152 Sewell Shores Road – Mr. Walsh applied for an after the fact permit for a shed that was placed on his property. The application came before the Planning Board as a best possible location matter. Mr. Walsh had two (2) sheds on his waterfront property, one of which was only a few feet from the water. The other shed was located on the property line. Mr. Walsh had placed a third shed on the property next to the shed on the property line without a building permit with the intentions of removing the two existing sheds in the spring. Prior to the meeting Board met at the property for a Site Review. The Board discussed the matter of the best possible location for the proposed shed. The decision was made to approve the project for the proposed shed with best possible location with the following conditions:

1. Mr. Walsh must apply for a demolition permit from the Code Enforcement Officer
2. Once the demolition permit has been issued, both of the existing structures must be removed
3. A revegetation and erosion control plan must be created and submitted

Dana Libby - Wolcott– Hayes Farm – The board had previously viewed the application and had not voted to accept the application as complete. No vote may be taken for the Special meeting was only for the best possible location matters on 152 Sewell Shores Road and 29 Sunfish Lane. The Board will Vote to accept the application as complete prior to the Public Hearing scheduled for Monday, January 7, 2019.

A. LePage made the motion to adjourn at 4:50 pm. D. Harriman seconded the motion. The vote was taken. The motion carried.

1/7/19 Minutes were reviewed and approved.